

NYC VCP Cleanup Plan

Available for Review and Comment

Public Comment Period

September 11, 2015
to
October 11, 2015

Where can I view project documents?

Online at:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Internet access to view documents is available at the public library.

The closest location is:

Brooklyn Public Library
Paerdegat Branch
850 E 59th Street
Brooklyn, NY 11234

Please call (718) 241-3994 for hours of operation

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by I.J. Litwak Realty I, LLC for enrollment of the property located on Ralph Avenue between Chase Court and Preston Court in the East Flatbush section of Brooklyn, New York and identified as Block 7918, Lots 86, 93, and 141 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until October 11, 2015. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 67,518 square feet and currently consists of a partially constructed, steel-framed commercial building (Lot 93), an undeveloped gravel lot (Lot 86) and a one-story office building/shed (Lot 141). The proposed future use of the property will be a one-story slab-on-grade warehouse structure with small office spaces and on-grade paved parking areas.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 44 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, and PCBs were found above cleanup guidelines in soil. Several SVOCs, Volatile Organic Compounds (VOCs) and metals were also detected above Groundwater Quality Standards. Soil vapor samples collected during the RI showed low levels of petroleum-related and chlorinated VOCs below the monitoring level established by New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
- Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds.
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs) for the top two feet of soil across the property.
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs in hotspot areas. The Site will require minimal excavation up to 5 feet below grade for utilities. Five hotspot areas (B-1, B-2, B-5, MW-3, and MW-4A) will be excavated to depths ranging from 2 feet to 12 feet below grade.
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
- Collection and analysis of confirmation and hotspot end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- Construction and maintenance of an engineered composite cover consisting of the 4 inch thick concrete slab and asphalt pavement to prevent human exposure to residual soil/fill remaining under the Site.
- Installation of a vapor barrier system beneath the building slab and outside of all foundation sidewalls to mitigate soil vapor migration into the building.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls (ECs/ICs) to be implemented at the Site.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of EC/ICs and reporting at a specified frequency.
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of the residual historic fill at the Site.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER’s website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

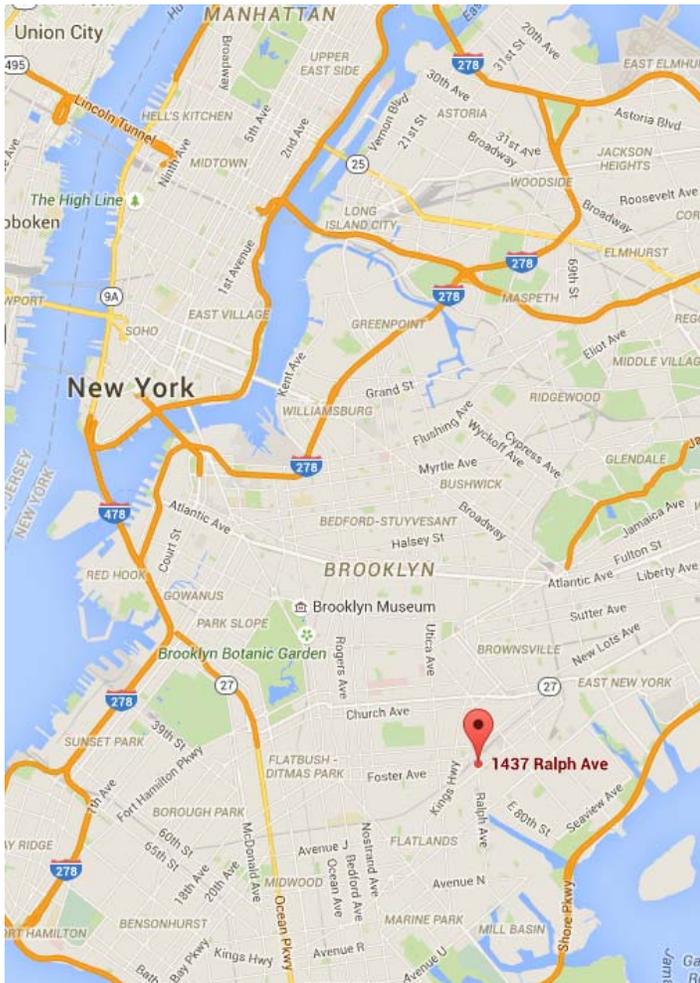


Figure 2 – Site Map

